

PT OF LOT 62 (S-4)
IN OR 2433/1273
CORNWALL SURVEY

HENDERSON MICHAEL & KAREN L/E/
15501 COUNTY ROAD 108
HILLIARD, FL 32046

2023

30-3N-24-2020-0062-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

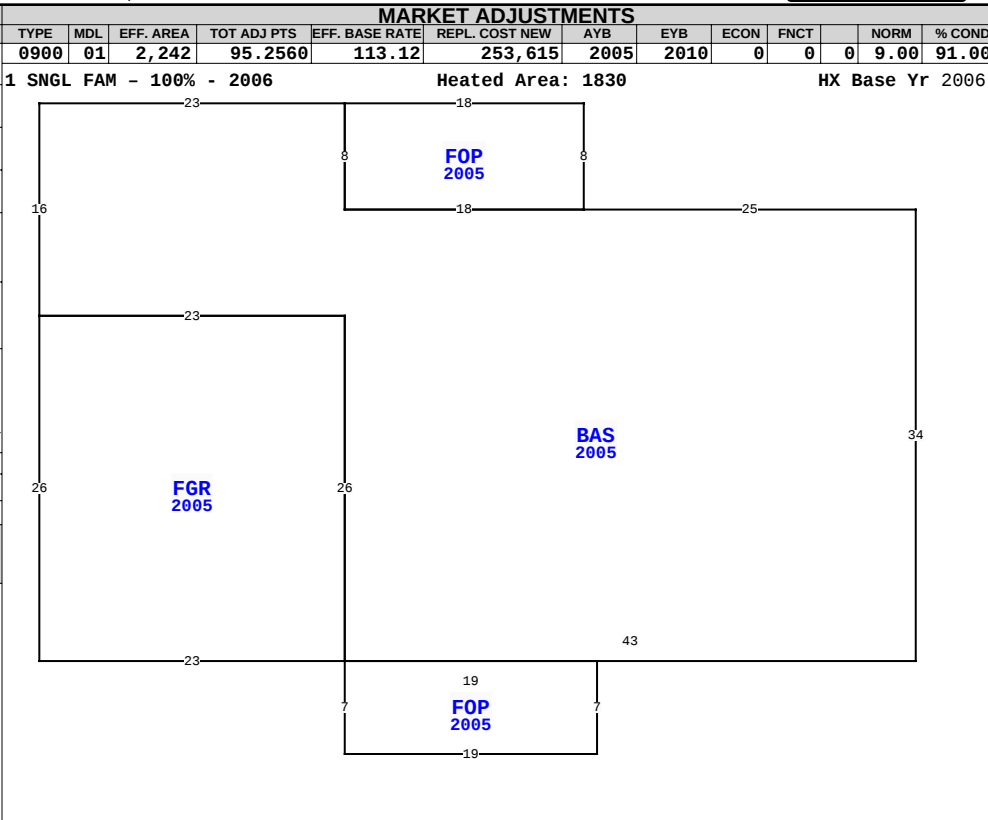
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	188,379
FGR	598	55	329	33,867
FOP	133	30	40	4,118
FOP	144	30	43	4,426

TOTALS	2,705		2,242	230,790
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1127	BRICK 8"	0	100	0	0	30.00	SF	5.50	5.50	
2	0812	CONCRETE C	0	100	0	0	602.00	SF	4.00	4.00	
3	0510	GARAGE WD-	0	100	18	14	252.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.52	AC	



15501 CR 108, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
6,839											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		230,790	
TOTAL MARKET OB/XF VALUE		6,839	
TOTAL LAND VALUE - MARKET		88,000	
TOTAL MARKET VALUE		325,629	
SOH/AGL Deduction		178,617	
ASSESSED VALUE		147,012	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		97,012	
TOTAL JUST VALUE		325,629	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,103	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001883	REPAIR/RRF	15,798	02/26/2019
B1530899	CARPORT	10,402	07/31/2015
B22671	CARPORT	1,154	07/01/2009
E14328	ELEC OTHER	2,500	02/01/2005
M09266	MECH OTHER	0	02/01/2005
R07194	REPAIR/RRF	4,500	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2433/1273	2/08/2021	LE	U	I	11
GRANTOR: HENDERSON MICHAEL D &					
GRANTEE: HENDERSON ADAM M &					
1209/0574	2/19/2004	WD	U	V	21
GRANTOR: CCRC WOODLANDS LTD					
GRANTEE: HENDERSON MICHAEL D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W25 FOP=[YR=2005] N8 W18 S8 E18 \$ W18 N8 W23 S16 FGR=[YR=2005] S26 E23 FOP=[YR=2005] S7 E19 N7 W19 \$ N26 W23 \$ E23 S26 E43 N34 \$.											